



AN ORDINANCE

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

**AN ORDINANCE AUTHORIZING THE MAYOR TO DIRECT THE DEPARTMENT OF PLANNING, DEVELOPMENT, AND NEIGHBORHOOD CONSERVATION (BUREAU OF NEIGHBORHOOD CONSERVATION) TO DEMOLISH AND CLEAN THE PREMISES OF VARIOUS STRUCTURES, PURSUANT TO ARTICLE III OF THE ATLANTA HOUSING CODE AND A HEARING CONDUCTED BY THE IN REM REVIEW BOARD ON November 30, 2000.**

452 Woodlawn Avenue, NW 03

**WHEREAS**, on March 16, 1987, the Council of the City of Atlanta adopted an Ordinance entitled, "The Atlanta Housing Code of 1987"; and the same was approved by the Mayor of the City of Atlanta on March 24, 1987; and

**WHEREAS**, on November 30, 2000, pursuant to the Atlanta Housing Code of 1987, Article III; entitled "In Rem Procedures", hearings were held after due notice to owner(s) of and/or parties in interest before the In Rem Review Board regarding certain structures believed to be unfit for occupancy or habitation and to be in violation of Article III; and

**WHEREAS**, November 30, 2000, The In Rem Review Board determined that the structures on the real property more fully identified hereinafter, were unfit for human occupancy or habitation and could not be improved, repaired, or altered at a cost of fifty percent (50%) or less of the value of structures, exclusive of the foundation and lots after the improvements have been made; and

**WHEREAS**, the In Rem Review Board did state in writing these findings of fact in support of such determination and the In Rem Review Board issued and caused to be served upon the owner(s) of and /or parties in interest, an Order requiring the owner(s) and/or parties in interest demolish such structures, clean the premises and plant grass on the lot pursuant to Section 33 (3) c of the Atlanta Housing Code; and

**WHEREAS**, a period of 30 days from the date of said Order was allowed for the owner(s) and/or parties in interest to comply with the Order; and

**WHEREAS**, the owner(s) and/or parties in interest of the properties failed to comply with the Order of the In Rem Review Board within the specified time.



**NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA AS FOLLOWS:**

**SECTION 1:** That the Mayor is authorized to direct the Department of Planning, Development, and Neighborhood Conservation (Bureau of Neighborhood Conservation) to forthwith demolish and clean the following real property, upon which structure(s) are located:

Proper Street Address

452 Woodlawn Avenue, NW

City Council District

03

**SECTION 2:** That the Mayor is hereby authorized to direct the Department of Planning, Development, and Neighborhood Conservation (Bureau of Neighborhood Conservation) to perform the following specific duties at the above mentioned properties:

- (5) Vacate the structures, (if occupied).
- (6) Demolish the structures and clean the premises.
- (7) Plant grass in conformance with the Order of the In Rem Review Board
- (8) File a lien against the real property on which the structures(s) are attached  
In an amount necessary to recover the costs incurred by the City of Atlanta

**SECTION 3:** That the Mayor is further authorized to allow the Department of Planning, Development, and Neighborhood Conservation (Bureau of Neighborhood Conservation) to engage the professional services of any of the City of Atlanta's pre-qualified contractors to conduct the appropriate duties listed in **SECTION 2** of this ordinance.

**SECTION 4:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

A true copy,

*Phonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

FEB 19, 2001  
FEB 24, 2001



## TO WHOM IT MAY CONCERN:

Notice is hereby given that a complaint was filed by the City of Atlanta against:

Walter Gresham Sr., Alfred Gresham, Dorothy Gresham, Evelyn Westly, Elizabeth Gresham,  
Walter Gresham Jr., Clarence Gresham, Annette Swinger, Dennis Gresham, Wilma J. Thomas,  
Wanda F. Gelder, Maudestine Gresham, and Angela Lewis  
National Tax Funding, L.P.  
Georgia Asset Properties, LLC

on 11-10-00 in the Bureau of Neighborhood Conservation of the City of Atlanta, Georgia,  
seeking relief against the following described real estate, to-wit:

All that tract or parcel of land lying and being in land lot 143 of the 14th District of Fulton County, Georgia  
and being more particularly described as follows:

Beginning at a point on the west side of Woodlawn Avenue, one-hundred sixty-four (164) feet south from the  
intersection formed by the west side of Woodlawn Avenue with the south side of North Avenue; running thence  
south along the west side of Woodlawn Avenue, fifty (50) feet; running thence west, one-hundred ninety (190)  
feet, more or less to the east side of a ten (10) foot alley running thence north along the east side of said alley,  
fifty (50) feet; running thence east, one-hundred ninety (190) feet, more or less, to the west side of Woodlawn  
Avenue and the point of beginning: being improved property and having a house located thereon known as no.  
452 Woodlawn Avenue, N.W., according to the present system of numbering houses in the City of Atlanta,  
Georgia.

The relief sought as to said property being to vacate, clean and close, remove or demolish such buildings,  
dwellings, or structures (and clean the premises thereof) found to be unfit for human habitation. This  
notice is filed in the Office of the Clerk of Superior Court of Fulton County, Georgia, to be recorded as  
provided by Georgia laws 1966, page 3089, so that said complaint shall act as a lis pendens as to such  
real property.

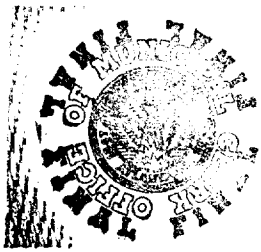
Dated: November 10, 2000

BY:

Dele L. Haygood  
Bureau of Neighborhood Conservation, Official Agent

BY:

Bill Carter  
Assistant Real Estate City Attorney



RCS# 2662  
2/19/01  
10:01 PM

# Atlanta City Council

## Regular Session

01-O-0068      Demolish & Clean premises @ 452 Woodlawn  
Ave., NW  
ADOPT

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

NV McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	NV Muller	Y Boazman	NV Pitts

01-O-0068

01-0-0068

(Do Not Write Above This Line)

ORDINANCE BY: COMMUNITY DEVELOPMENT/  
HUMAN RESOURCES COMMITTEE

AN ORDINANCE AUTHORIZING THE MAYOR TO  
DIRECT THE DEPARTMENT OF PLANNING,  
DEVELOPMENT AND NEIGHBORHOOD CONSERVATION  
(BUREAU OF NEIGHBORHOOD CONSERVATION) TO  
DEMOLISH AND CLEAN THE PREMISES OF VARIOUS  
STRUCTURES, PURSUANT TO ARTICLE III OF THE  
ATLANTA HOUSING CODE AND A HEARING  
CONDUCTED BY THE IN REM REVIEW BOARD ON  
November 30, 2000

452 Woodlawn Avenue, NW 03

ADOPTED BY  
FEB 19 2001  
COUNCIL

- ☒ CONSENT REFER  
☐ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☐ PERSONAL PAPER REFER

Date Referred 2/5/01

Referred To: Community Development / Human Resources

Date Referred

Referred To:

Date Referred

Referred To:

Committee  
Date 1/31/01  
Chair Charles L. Brown  
Referred to C.D./H.R.

First Reading

C.D./H.R.

Committee  
C.D./H.R.

Date 2/14/01

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

FINAL COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED  
FEB 19 2001

ATLANTA CITY COUNCIL PRESIDENT

Richard A. Parker

CERTIFIED  
FEB 19 2001

Paula Davidson Johnson  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

FEB 24 2001

MAYOR